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ATTACHMENT #3: Section 10-1233. TPA Target Planning Area, as revised and adopted on 7/8/97 by Leon County

| The purpose of the Target Planning Area (IPA) District is to establish planning guidelines for large undeveloped areas up to 1,000 acres in size inside of the Urban Service Area and that are expected to begin district has specific planning requirements to coordinate the development within to coordinate the development within time Target Area (Institute) and development within time Target Area (Institute) and the Target (Institute) and the Target (Institute) and the Target Area (Institute) and the Target | PERMITTED USES | | | | | | |
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| of the following: residential; | | of the following: residential; | | | | | |
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4. Infrastructure - The TPA shall be developed to maximize the use of infrastructure through phasing and development location that fosters compact development. The TPA shall include a capital improvements schedule that is consistent with, and supports the development phases. The capital improvements schedule shall include facilities needed to support the development, including roads, sidewalks, bikelanes, areas and improvements for rideshare lots and mass transit stops, passive and active recreation opportunities, water, sewer, and the anticipated date in which the developer will provide the facilities. Locations of future schools needed to support the future resident population of the TPA shall also be designated.

industrial;

5. General design standards - The TPA shall establish design standards which will be incorporated in the PUD that encourage mixed integrated development that is pedestrian-friendly. The design standards shall include, but not be limited to, standards for building facades, scale, setbacks, height, street access, pedestrian facilities and amenities, natural areas, landscaped areas or plazas, stormwater accommodation, parking location, and signage.

GENERAL NOTES: 1. If central sanitary sewer is not available, residential development is limited to a minimum of 0.50 acre lots and non-residential development is limited to a maximum of 2,500 square feet of building area. Community service facilities are limited to a maximum of 5,000 square feet of building area or a 500 gallon septic tank. Also, refer to Sanitary Sewer Policies 3.1.6. and 3.1.7. of the Comprehensive Plan for additional requirements. 2. Refer to the Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/conservation features), stormwater management requirements, etc. 3. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.)